



Moreland City Council

Office Use Only Application No.:

Application to AMEND a Planning Permit

If you need help to complete this form, read *How to Complete the Application to Amend a Planning Permit form*.

Questions marked with an asterisk(*) are mandatory and must be completed.

PLANNING ENVIRONMENT ACT 1987
MORELAND PLANNING SCHEME

Advertised Document
Advertised Plan Sheet: 1 of 19
Application No: MPS/2015/117/A
Date: 26/02/2020

Privacy notice: Moreland City Council (MCC) is committed to protecting your privacy in accordance with the Privacy and Data Protection Act 2014 (Vic) and the Health Records Act 2001 (Vic). The personal information requested on this form is being collected by Moreland City Council to consider and determine the application made under section 72 of the Planning & Environment Act 1987, it may also be used to update your personal information otherwise held by Council (for example, contact details including email address, phone number). The personal information will be disclosed in the application will be made available for public inspection including on Councils public website whilst the application is being determined, in accordance with the Planning & Environment Act 1987. If a planning permit is granted, the permit and any endorsed plans or documents under the permit continue to be available for public inspection including on Councils website on a permanent and may also be used by Council for related purposes. It will not be disclosed to any other external party without your consent, unless required or authorised by law. If the personal information is not provided in your application may result in the application not being accepted, lapsing or being refused. You can gain access to your personal information you have provided to Moreland City Council and if you wish to alter it, please contact Council's Privacy Officer via telephone on 9240 1111 or e-mail at Privacyofficer@moreland.vic.gov.au.

The Land

1. Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address*

Formal Land Description*

Complete either A or B.

This information can be found
on the certificate of title.

Unit No:	Street No: 563	Street Name: AUBION ST	
Suburb/Location: BRUNSWICK WEST			Postcode:
A Lot No: 2	<input type="checkbox"/> Lodged Plan	<input type="checkbox"/> Title Plan	<input checked="" type="checkbox"/> Plan of Subdivision
No: 016568			
Or			
B Crown Allotment No:			Section No:
Parish/Township:			

Planning Permit Details

2. What permit is being amended?

Planning Permit No: MPS/2015/117

The Amended Proposal

You must give full details of the amendment being applied for. In sufficient or unclear information will delay your application.

3. **What is the amendment** This application seeks to amend:
being applied for?

- Indicate the type of changes proposed to the permit.
- List details of the proposed changes.

If the space provided is
insufficient, attach a separate
sheet.

☐ what the permit allows

☐ current conditions of the
permit

☒ plans endorsed under the permit

☐ other documents endorsed under the permit

Details
SEE PROVIDED PLANS & ELEVATIONS WITH HIGHLIGHTED AREAS, NAMELY: UPDATES TO BALCONY SCREENINGS, LOCATION OF AIC FOR DB; AND 16 AIC SCREENING.
Provide plans clearly identifying all proposed changes to the endorsed plans, together with: any information required by the planning scheme, requested by Council or outlined in a Council checklist; and if required, include a description of the likely effect of the proposal.

Development Cost

4. Estimate cost of development

If the permit allows development,
estimate the cost difference
between the development allowed
by the permit and the
development to be allowed by the
amended permit

Cost of proposed amended development		Cost of the permitted development		Cost Difference: (+ or -)
\$	-	\$	=	\$ NIL
Insert 'NA' if no development is proposed by the permit (eg. Change of use, subdivision, removal of covenant). ! You may be required to verify this estimated.				

Existing Conditions

5. Describe how the land is used and developed now*

eg. vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

Have the conditions of the land changed since the time of the original permit application? ☒ Yes ☐ No
If yes, please provide details of the existing conditions:

CONSTRUCTION COMPLETE

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Provide a plan of the existing conditions if the conditions have changed since the time of the original permit application. Photos are also helpful.

Title Information

6. Encumbrances on title**

If you need help about the title, read:
[How to Complete the Application to Amend a Planning Permit Form](#)

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

☐ Yes. (If 'yes' contact council for advice on how to proceed before continuing with this application.)

☐ No

☒ Not applicable (no such encumbrance applies).



Provide a full, current copy of the title for each individual parcel of land forming the subject site. (The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', eg. restrictive covenants.)

Applicant and Owner Details

⑦ Provide details of the applicant and the owner of the land.

Applicant*

The person who wants the permit.

Name:

Title:	First Name:	Surname:
Organisation (if applicable): ARCHSIGN PTY LTD		
Postal Address: If it is a PO Box, enter the details here:		
Unit No.:	St. No.: 132	St. Name: MOLLISON ST
Suburb/Locality: ABBOTSFORD	State: VIC	Postcode: 3067
Title:	First Name:	Surname:

Business phone: 9427 2115		Email: DANIELE@ARCHSIGN.COM.AU
Mobile phone:		Fax:

Owner*

The person or organisation who owns the land.

Where the owner is different from the applicant, provide the details of that person or organisation.

Name:

Same as applicant ☐

Title:	First Name:	Surname:
Organisation (if applicable): PJ HOMES PTY LTD		
Postal Address: If it is a PO Box, enter the details here:		
Unit No.:	St. No.: 20	St. Name: LAWRENCE ST
Suburb/Locality: HADDEN	State: VIC	Postcode: 3046
Owner's Signature (Optional):		Date: day / month / year

* Please note that information associated with this application might be provided electronically, and unless otherwise stated Council takes the completion of this form as consent to use electronic communication. Further, Council may use your electronic details for other Council communication.

Declaration

⑧ This form must be signed by the applicant*.

! Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit.

I declare that I am the applicant; that all the information in this application is true and correct; that all changes in the plan have been listed as part of the amendment proposal in Question 3 of this form; and that the owner (if not myself) has been notified of the permit application.

Signature:



Date:

23/1/20
day / month / year

Advertised Document
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Need help with the Application?

If you need help to complete this form read [How to complete the Application to Amend a Planning Permit form](#) or contact Council's planning department. General information about the planning process is available at <http://www.dpcd.vic.gov.au>.

Contact Council's planning department to discuss the specific requirements for this application and obtain a checklist. Insufficient or unclear information may delay your application.

⑨ Has there been a pre-application meeting with a council planning officer?

☐ No ☒ Yes

If yes, with whom?:

NIHAL ARUNTAZ

Date:

day / month / year

Checklist

● Have you:

- ☒ Filled in the form completely?
- ☒ Paid or included the application fee?
! Most applications require a fee to be paid. Contact Council to determine the appropriate fee.
- ☒ Provided all necessary supporting information and documents?
 - ☒ A full, current copy of title information for each individual parcel of land, forming the subject site.
 - ☒ A plan of the existing conditions.
 - ☒ Plans clearly identifying all proposed changes.
 - ☒ Any information required by the planning scheme, requested by council or outlined in a council checklist.
- ☒ Completed the relevant council planning permit checklist?
- ☒ Signed the declaration (section 8)?

Lodgement

Lodge the completed and signed form and all documents with:

Insert Address

Telephone:

Email:

TTY:

DX:

Translation:

VOLUME 11896 FOLIO 735

LAND DESCRIPTION

Lot 7 on Plan of Subdivision 744708D.
PARENT TITLE Volume 06854 Folio 703
Created by instrument PS744708D 05/07/2017

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
RJ HOMES PTY LTD of 20 LAWRENCE STREET HADFIELD VIC 3046
PS744708D 05/07/2017

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AQ548206M 13/12/2017
NATIONAL AUSTRALIA BANK LTD

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE PS744708D FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: UNIT 1 563 ALBION STREET BRUNSWICK WEST VIC 3055

ADMINISTRATIVE NOTICES

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LIMITED
Effective from 13/12/2017

OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION 1 PLAN NO. PS744708D

DOCUMENT END

VOLUME 11896 FOLIO 730

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 744708D.
PARENT TITLE Volume 06854 Folio 703
Created by instrument PS744708D 05/07/2017

REGISTERED PROPRIETOR

Estate Fee Simple
TENANTS IN COMMON
As to 99 of a total of 100 equal undivided shares
Sole Proprietor
DAVID ROBERT LAURIE of 12B JOHN HOLLAND COURT BLACKBURN VIC 3130
As to 1 of a total of 100 equal undivided shares
Sole Proprietor
MARDI LEANNE LAURIE of 12B JOHN HOLLAND COURT BLACKBURN VIC 3130
AQ220299F 07/09/2017

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AQ220300A 07/09/2017
NATIONAL AUSTRALIA BANK LTD

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE PS744708D FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: UNIT 2 563 ALBION STREET BRUNSWICK WEST VIC 3055

ADMINISTRATIVE NOTICES

NIL

eCT Control 00200Q NATIONAL AUSTRALIA BANK (STATE SECURITIES)
Effective from 07/09/2017

OWNERS CORPORATIONS

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DOCUMENT END

PLANNING ENVIRONMENT ACT 1987
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VOLUME 11896 FOLIO 731

LAND DESCRIPTION

Lot 3 on Plan of Subdivision 744708D.
PARENT TITLE Volume 06854 Folio 703
Created by instrument PS744708D 05/07/2017

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
RONALD MARK BLEUMINK
LEHANNE MAREE BLEUMINK both of 199A DORSET ROAD CROYDON VIC 3136
AQ171521C 23/08/2017

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AQ171522A 23/08/2017
WESTPAC BANKING CORPORATION

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE PS744708D FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: UNIT 3 563 ALBION STREET BRUNSWICK WEST VIC 3055

ADMINISTRATIVE NOTICES

NIL

eCT Control 12690B WESTPAC BANKING CORPORATION (63)
Effective from 23/08/2017

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DOCUMENT END

PLANNING ENVIRONMENT ACT 1987
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Date : 26/02/2020

VOLUME 11896 FOLIO 732

LAND DESCRIPTION

Lot 4 on Plan of Subdivision 744708D.
PARENT TITLE Volume 06854 Folio 703
Created by instrument PS744708D 05/07/2017

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
ROCCO AGRESTA
FRANCESCA AGRESTA both of 95 PARKVILLE AVENUE PARKVILLE VIC 3052
AQ158695R 18/08/2017

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AQ158696P 18/08/2017
NATIONAL AUSTRALIA BANK LTD

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE PS744708D FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: UNIT 4 563 ALBION STREET BRUNSWICK WEST VIC 3055

ADMINISTRATIVE NOTICES

NIL

eCT Control 00200Q NATIONAL AUSTRALIA BANK (STATE SECURITIES)
Effective from 18/08/2017

OWNERS CORPORATIONS

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OWNERS CORPORATION 1 PLAN NO. PS744708D

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DOCUMENT END

Advertised Document
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Date : 26/02/2020

VOLUME 11896 FOLIO 733

LAND DESCRIPTION

Lot 5 on Plan of Subdivision 744708D.
PARENT TITLE Volume 06854 Folio 703
Created by instrument PS744708D 05/07/2017

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
LEONARD MICHAEL VOLPE
PATRIZIA VOLPE both of 72 CHALLIS STREET NEWPORT VIC 3015
AQ152672M 17/08/2017

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AR999555H 12/03/2019
PERPETUAL TRUSTEE COMPANY LTD

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE PS744708D FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: UNIT 5 563 ALBION STREET BRUNSWICK WEST VIC 3055

ADMINISTRATIVE NOTICES

NIL

eCT Control 17125H GADENS LAWYERS
Effective from 12/03/2019

OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION 1 PLAN NO. PS744708D

DOCUMENT END

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VOLUME 11896 FOLIO 734

LAND DESCRIPTION

Lot 6 on Plan of Subdivision 744708D.
PARENT TITLE Volume 06854 Folio 703
Created by instrument PS744708D 05/07/2017

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
PETRA MARUSIC
DAVID ANDREW OPAR both of 6/563 ALBION STREET BRUNSWICK WEST VIC 3055
AQ211062Q 05/09/2017

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AQ211063N 05/09/2017
AFSH NOMINEES PTY LTD

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE PS744708D FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: UNIT 6 563 ALBION STREET BRUNSWICK WEST VIC 3055

OWNERS CORPORATIONS

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DOCUMENT END



Imaged Document Cover Sheet

PLANNING ENVIRONMENT ACT 1987
MORELAND PLANNING SCHEME

Advertised Document
Advertised Plan Sheet: 14 of 19
Application No: MPS/2015/117/A
Date: 25/02/2020

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Document Type	Plan
Document Identification	PS744708D
Number of Pages (excluding this cover sheet)	5
Document Assembled	25/02/2020 09:02

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The document is invalid if this cover sheet is removed or altered.

<h1 style="margin: 0;">PLAN OF SUBDIVISION</h1>			<div style="border: 2px solid red; padding: 5px; display: inline-block;"> EDITION 1 PLANNING ENVIRONMENT ACT 1987 MORELAND PLANNING SCHEME PS744708D </div>		
<p>LOCATION OF LAND</p> <p>PARISH: JIKA JIKA</p> <p>SECTION A</p> <p>CROWN ALLOTMENT 40 (PART)</p> <p>TITLE REFERENCE: VOLUME 6854 FOLIO 703</p> <p>LAST PLAN REFERENCE: LP16568 (LOT 2)</p> <p>POSTAL ADDRESS: 563 ALBION STREET (at time of subdivision) BRUNSWICK WEST 3055</p> <p>MGA 94 CO-ORDINATES: E: 318 090 ZONE: 55 (of approx centre of land N: 5 819 115 GDA 94 in plan)</p>			<p>Council Name: Moreland City Council</p> <p>Council Reference Number: SC/2017/2</p> <p>Planning Permit Reference: SP/2017/2</p> <p>SPEAR Reference Number: SP27591</p> <p>Certification</p> <p>This plan is certified under section 6 of the Subdivision Act 1988</p> <p>Statement of Compliance</p> <p>This is a statement of compliance issued under section 21 of the Subdivision Act 1988</p> <p>Public Open Space</p> <p>A requirement for public open space under section 18 of the Subdivision Act 1988 Has been made and the requirement has been satisfied at Certification</p> <p>Digitally signed by: Graeme Bruce Linsell for Moreland City Council on 02/06/2017</p>		
VESTING OF ROADS AND/OR RESERVES			NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON		<p>BOUNDARIES DEFINED BY BUILDINGS ARE SHOWN BY THICK CONTINUOUS LINES.</p> <p>LOCATION OF BOUNDARIES DEFINED BY BUILDINGS.</p> <p>INTERIOR FACE: ALL BOUNDARIES</p> <p>DIMENSIONS SHOWN THUS 2.87* ARE MEASURED TO THE EXPOSED FACE</p> <p>COMMON PROPERTY No.1 IS ALL THE LAND IN THE PLAN EXCEPT THE LOTS AND INCLUDES THE STRUCTURE OF WALLS FLOORS AND CEILINGS THAT DEFINE BOUNDARIES.</p> <p>ALL INTERNAL COLUMNS, SERVICE DUCTS, PIPE SHAFTS AND CABLE DUCTS WITHIN THE BUILDING ARE DEEMED TO BE PART OF COMMON PROPERTY NO.1. THE POSITIONS OF THESE COLUMNS, SERVICE DUCTS, PIPE SHAFTS AND CABLE DUCTS MAY NOT HAVE BEEN SHOWN ON THE DIAGRAMS CONTAINED HEREIN.</p> <p>PT = PART</p> <p>CP1 = COMMON PROPERTY No.1</p> <p style="text-align: center;">LOTS IN THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS</p> <p>FOR DETAILS OF ANY OWNERS CORPORATIONS INCLUDING PURPOSE, RESPONSIBILITY, ENTITLEMENT & LIABILITY SEE OWNERS CORPORATION SEARCH REPORT, OWNERS CORPORATION ADDITIONAL INFORMATION AND, IF APPLICABLE, OWNERS CORPORATION RULES.</p>		
NIL	NIL				
NOTATIONS					
DEPTH LIMITATION NOT APPLICABLE					
<p>SURVEY: This plan is is not based on survey.</p> <p>STAGING: This is is not a staged subdivision. Planning Permit No. SP/2017/2</p> <p>This survey has been connected to permanent mark no. 401 (JIKA JIKA)</p> <p>In Proclaimed Survey Area No. —</p>			<p>DEPICTS STRUCTURE (NON-BOUNDARY)</p>		
EASEMENT INFORMATION					
<p>LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)</p>					
<p>EASEMENTS AND RIGHTS IMPLIED BY SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLY TO ALL THE LAND IN THIS PLAN</p>					
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	
—	—	—	—	—	
<div style="display: flex; align-items: center;"> <div> <p>MOONLAND GROUP</p> <p>ABN 75 120 555 615 Level 1, 12 Carriers Avenue Toorak, VIC, 3142 T 9824 0354 M 0401 005 921</p> </div> </div>			<p>SURVEYORS FILE REF: M1108</p> <p>Digitally signed by: PAUL DENIS CROWE (Moonland), Surveyor's Plan Version (3), 31/05/2017</p>		
<div style="display: flex; justify-content: space-between;"> <div> <p>ORIGINAL SHEET SIZE: A3</p> <p>PLAN REGISTERED</p> <p>TIME: 11.51am DATE: 5/7/2017</p> <p>A.R.T.</p> <p>Assistant Registrar of Titles</p> </div> <div> <p>SHEET 1 OF 5</p> </div> </div>					

PLAN OF SUBDIVISION

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MORELAND PLANNING SCHEME

PS744708D

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Date : 26/02/2020

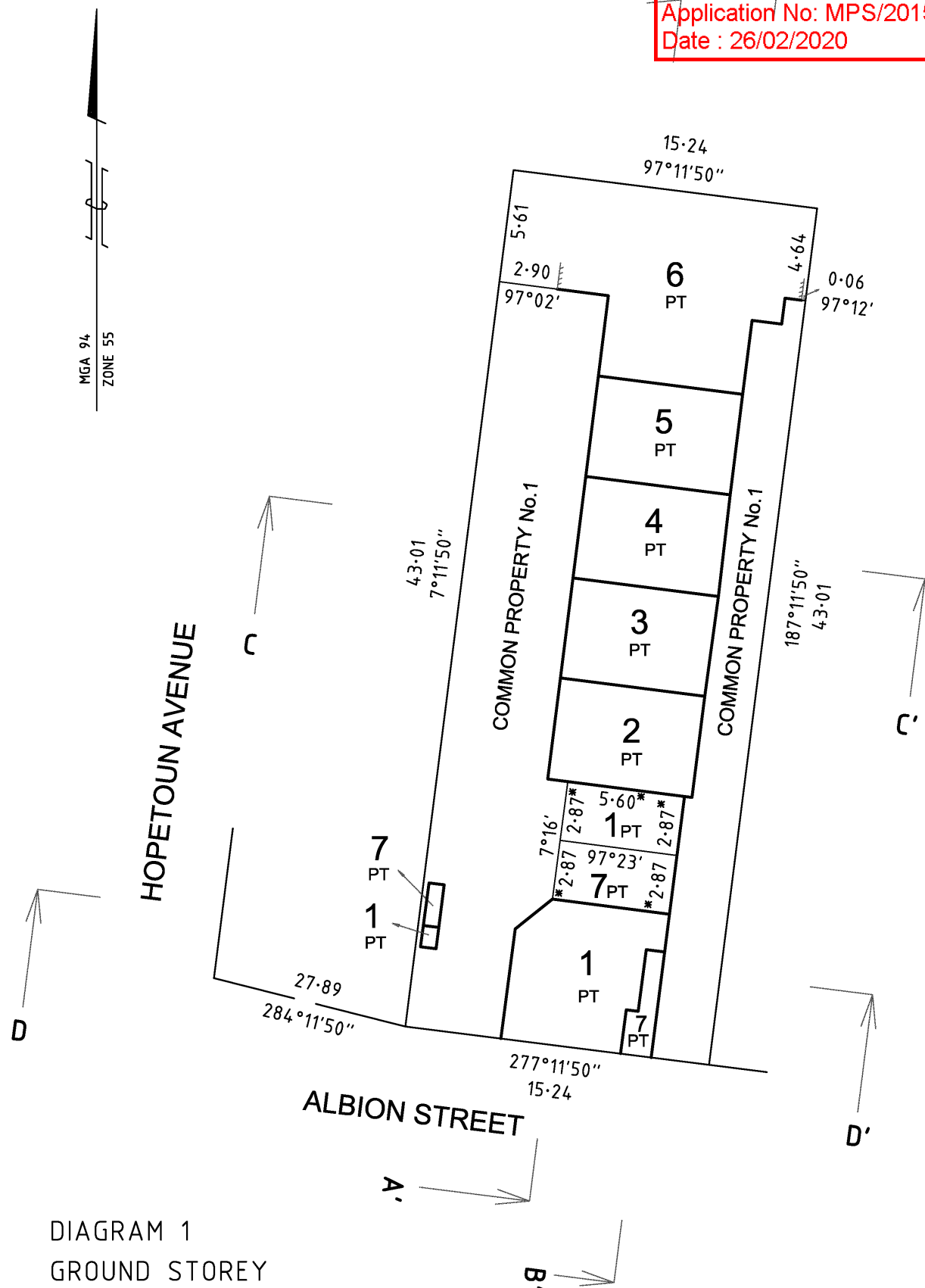


DIAGRAM 1
GROUND STOREY



**MOONLAND
GROUP**

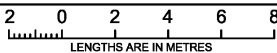
ABN 75 120 555 615
ACN 120 555 615

Level 1, 12 Carters Avenue
Toorak, VIC, 3142

T 9824 0354
M 0401 005 921

REF
M1108

SCALE 1:200



Digitally signed by: PAUL DENIS CROWE (Moonland),
Surveyor's Plan Version (3),
31/05/2017

ORIGINAL SHEET
SIZE: A3

SHEET 2

Digitally signed by:
Moreland City Council,
02/06/2017,
SPEAR Ref: S097591J

PLAN OF SUBDIVISION

PLANNING ENVIRONMENT ACT 1987
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PS744708D

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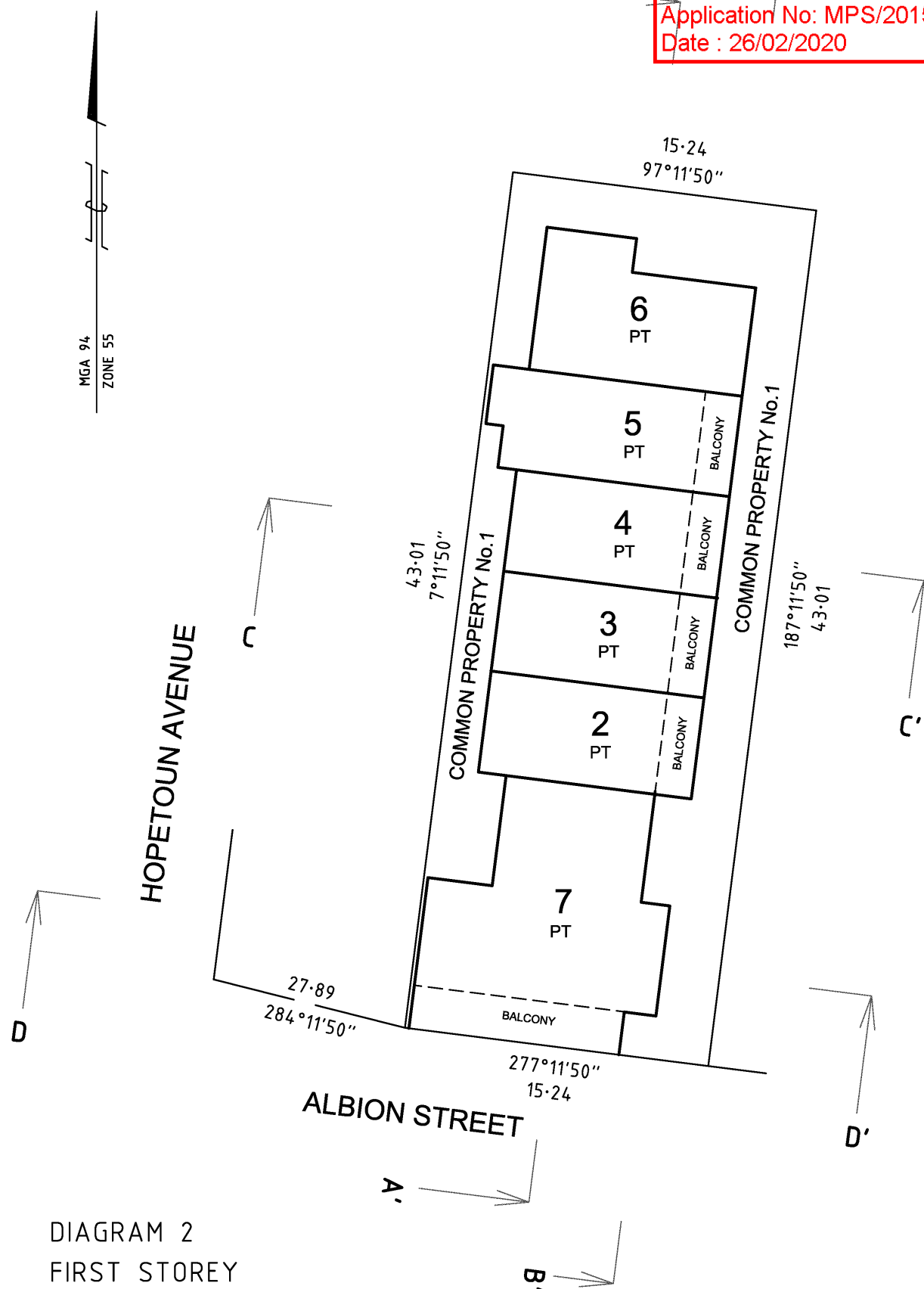


DIAGRAM 2
FIRST STOREY



**MOONLAND
GROUP**

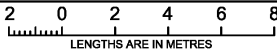
ABN 75 120 555 615
ACN 120 555 615

Level 1, 12 Carters Avenue
Toorak, VIC, 3142

T 9824 0354
M 0401 005 921

REF
M1108

SCALE 1:200



Digitally signed by: PAUL DENIS CROWE (Moonland),
Surveyor's Plan Version (3),
31/05/2017

ORIGINAL SHEET
SIZE: A3

SHEET 3

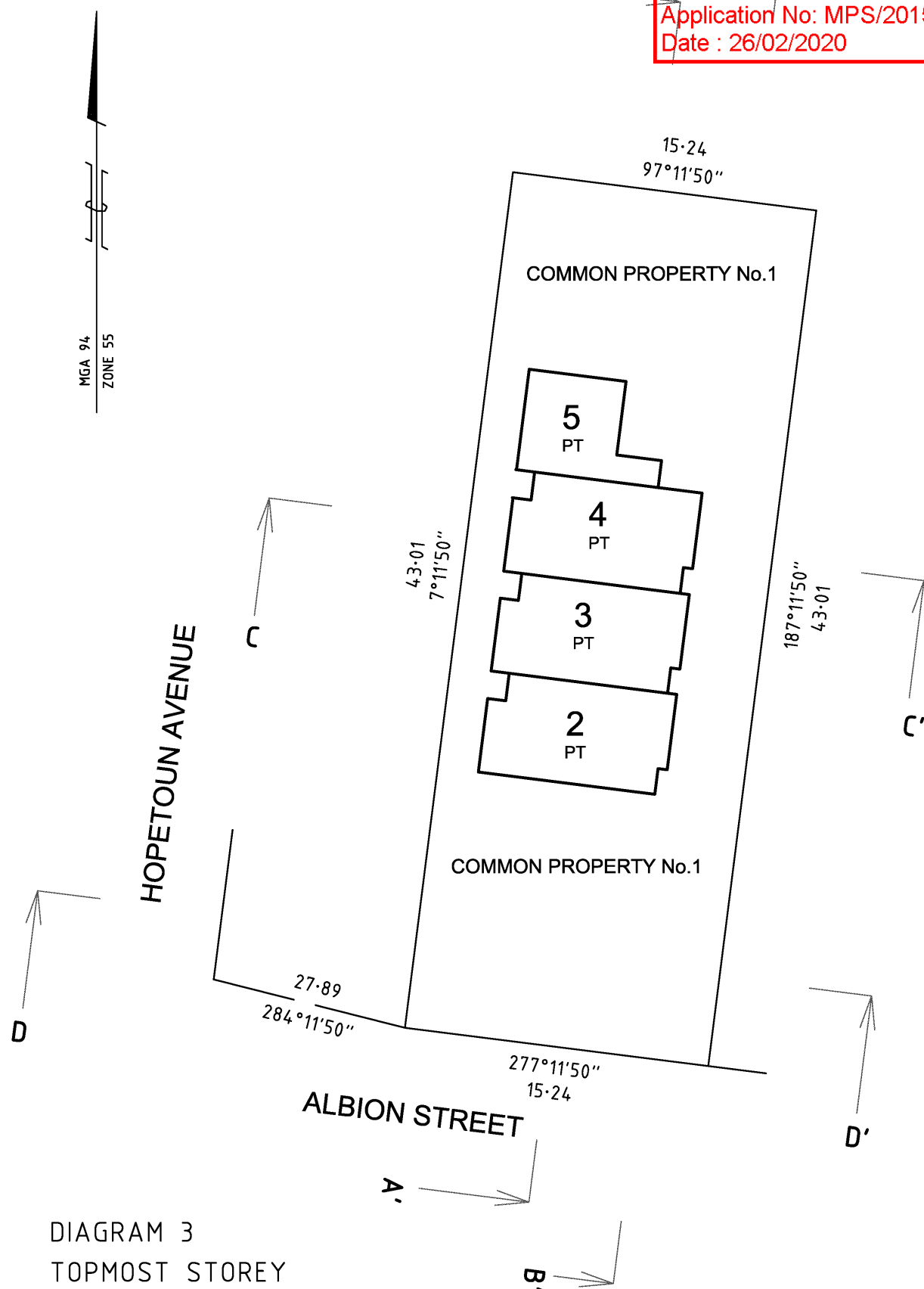
Digitally signed by:
Moreland City Council,
02/06/2017,
SPEAR Ref: S097591J

PLAN OF SUBDIVISION

PLANNING ENVIRONMENT ACT 1987
MORELAND PLANNING SCHEME

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MOONLAND GROUP

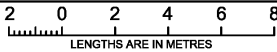
ABN 75 120 555 615
ACN 120 555 615

Level 1, 12 Carters Avenue
Toorak, VIC, 3142

T 9824 0354
M 0401 005 921

REF
M1108

SCALE 1:200



Digitally signed by: PAUL DENIS CROWE (Moonland),
Surveyor's Plan Version (3),
31/05/2017

ORIGINAL SHEET
SIZE: A3

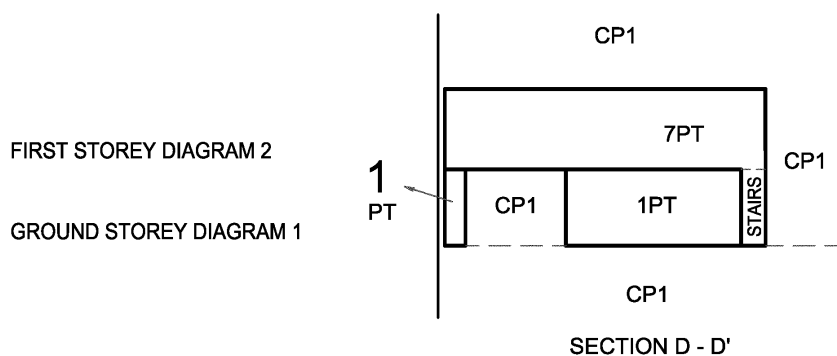
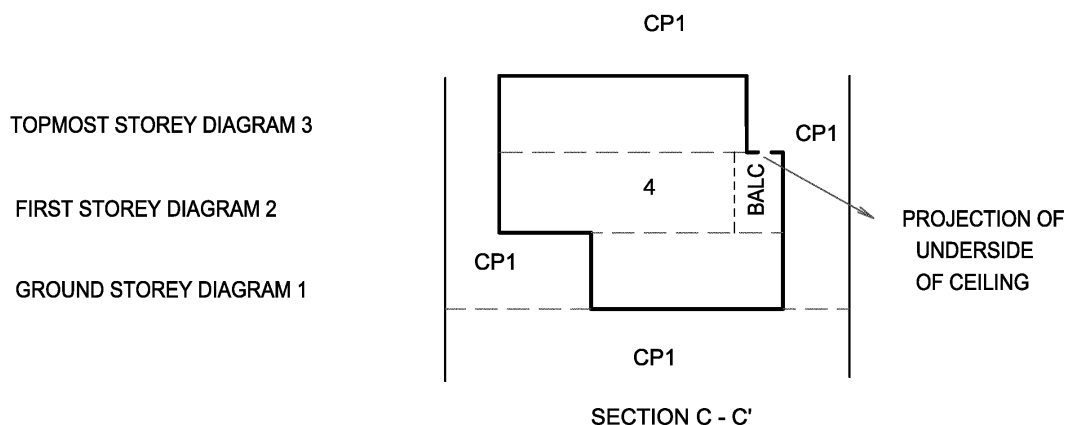
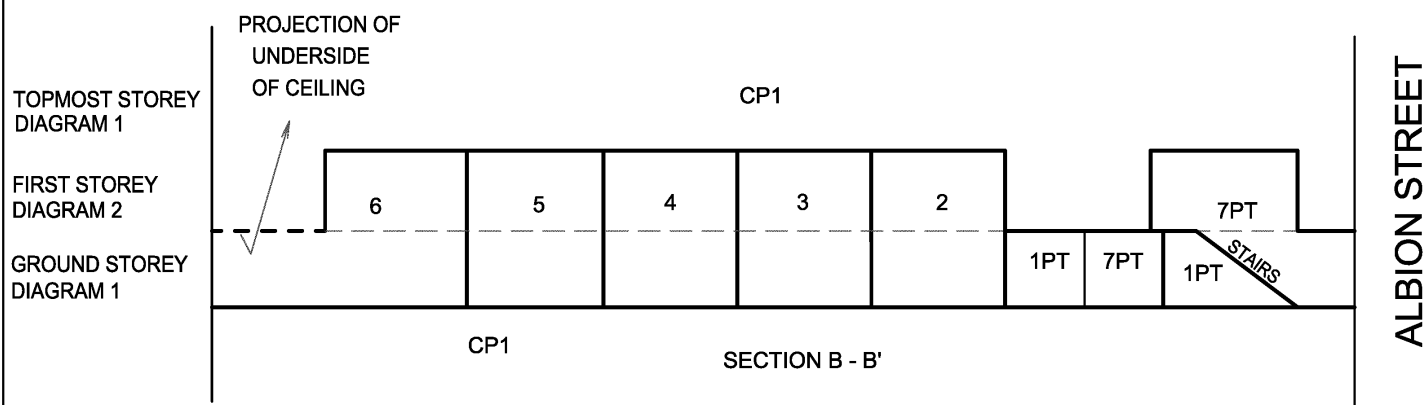
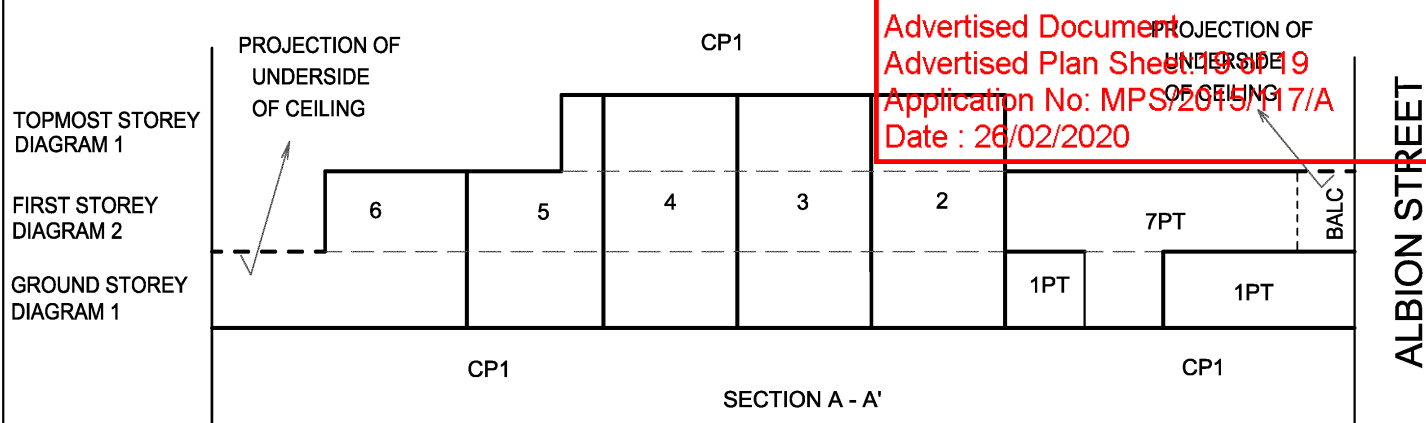
SHEET 4

Digitally signed by:
Moreland City Council,
02/06/2017,
SPEAR Ref: S097591J

PLAN OF SUBDIVISION

PLANNING ENVIRONMENT ACT 1987
MORELAND PLANNING SCHEME

PS744708D



MOONLAND GROUP

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ACN 120 555 615

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M 0401 005 921

REF
M1108

NOT TO SCALE

ORIGINAL SHEET
SIZE: A3

SHEET 5

Digitally signed by: PAUL DENIS CROWE (Moonland),
Surveyor's Plan Version (3),
31/05/2017

Digitally signed by:
Moreland City Council,
02/06/2017,
SPEAR Ref: S097591J